



United Nations Economic Commission for Europe

WORKING PARTY ON LAND ADMINISTRATION

CADASTRAL AND REAL ESTATE REGISTRATION SYSTEMS: ECONOMIC INFORMATION FOR REAL ESTATE MARKETS IN THE UNECE REGION



Agenzia del
Territorio



THE ITALIAN CADASTRE ALONG THE 150 YEARS FROM THE UNIFICATION OF ITALY

Rome, 5th of May 2011



1861 > 2011 > >
150° anniversario Unità d'Italia

Arturo Angelini

Agenzia del Territorio

Technical Development Office Manager

Agenzia del Territorio – Largo Leopardi 5 – Roma

FROM THE PRE-UNIFICATION CADASTRES TO THE CURRENT INTEGRATED LAND INFORMATION SYSTEM

UNIFICATION OF ITALY

150 years from the Unification



1861

1886

1939

2011

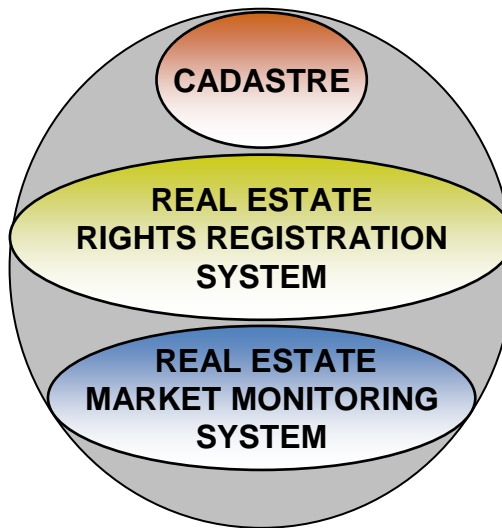
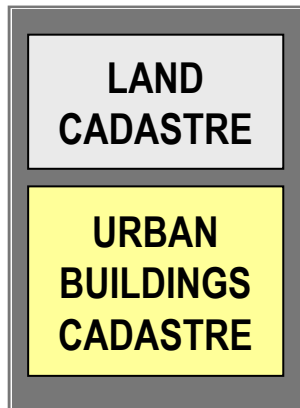
CADASTRE under Francis I of Austria

CADASTRE under Napoleon

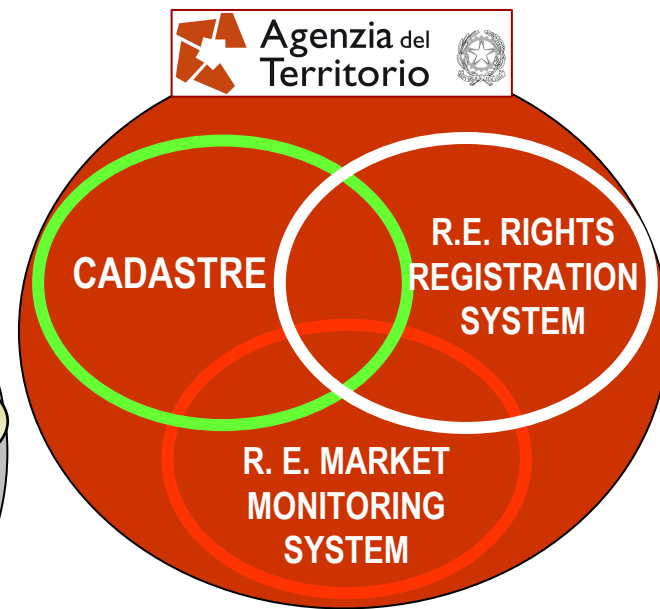
CADASTRE under Maria Theresa of Austria

CADASTRE under Peter Leopold of Lorraine

CADASTRE under Pope Gregory XVI



COMPETENCES OF A UNIQUE NATIONAL AGENCY

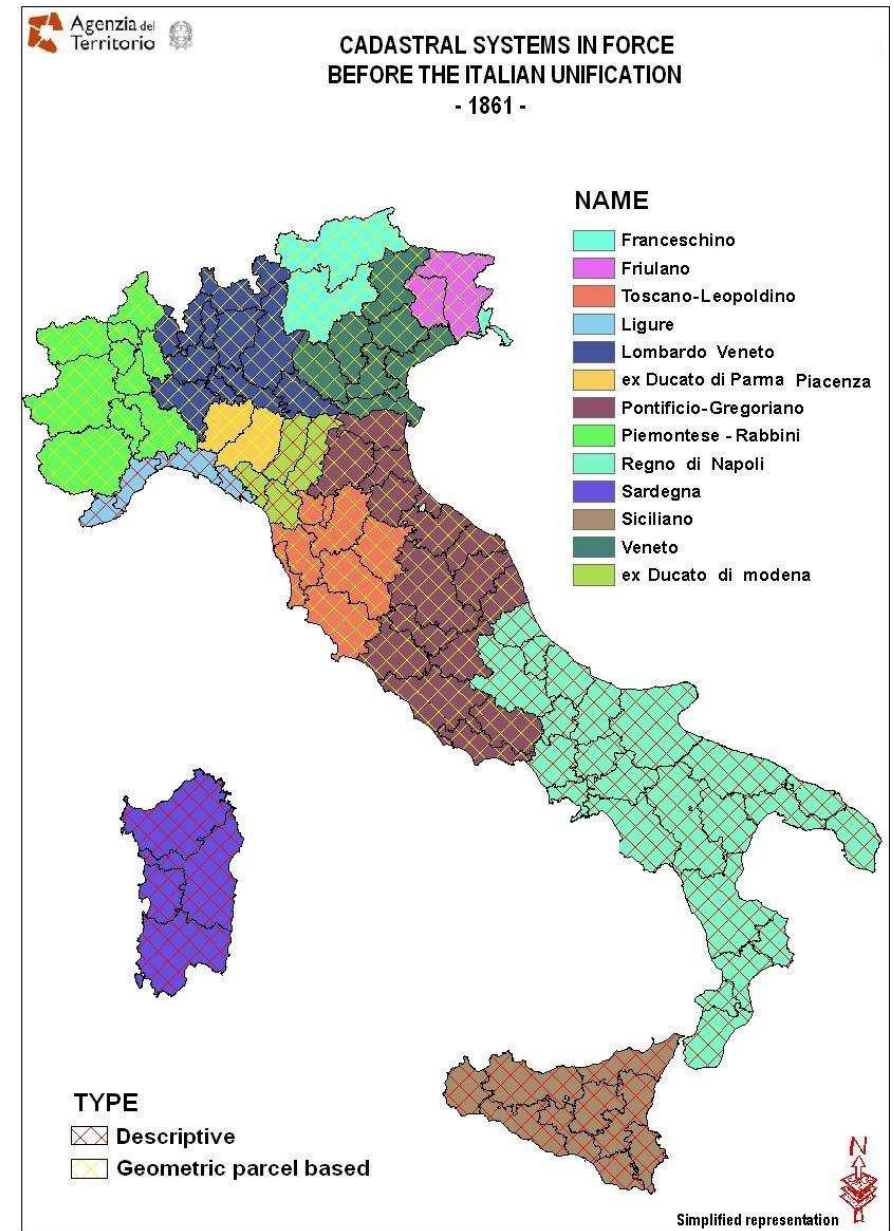


FULLY INTEGRATED LAND INFORMATION SYSTEM

A VERY FRAGMENTED AND DISOMOGENEOUS SITUATION

22 DIFFERENT CADASTRAL SYSTEMS

8 based on geometrical data
14 based on descriptive data



Example of PRE-UNIFICATION GEOMETRIC PARCEL BASED CADASTRE

CADASTRE under Maria Theresa of Austria

Municipality of Lonate Ceppino (Varese)
Cadastral map sheet number 7
(1722)



INDEX



Example of PRE-UNIFICATION GEOMETRIC PARCEL BASED CADASTRE

CADASTRE under Napoleon

Municipality of *Milano*
Cadastral map sheet VIII
(1807-1808)



Scale 1 : 1.000

Municipality of *Albaredo di Ponente (Verona)*
(1816)

Scale 1 : 4.000

1861 – UNIFICATION of ITALY

Law n.1831 on the 14th of July 1864

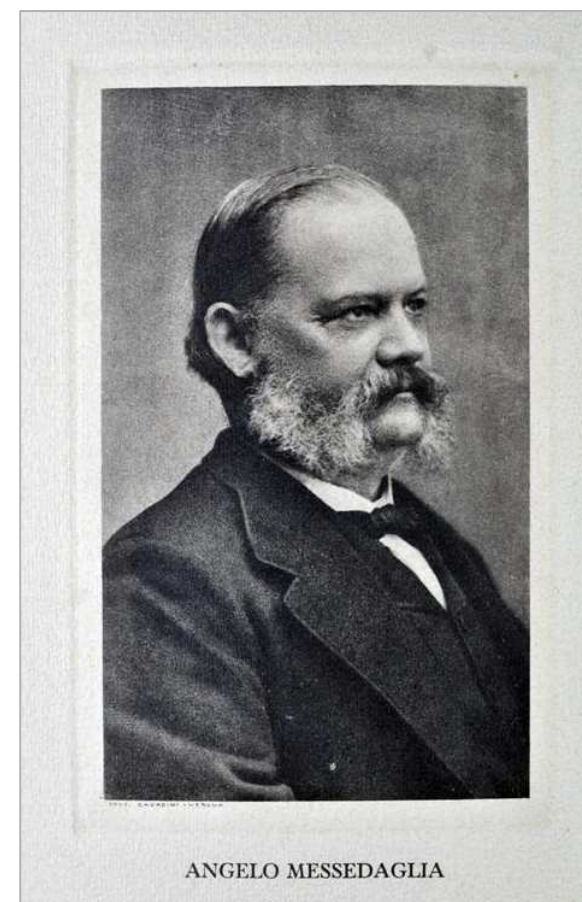
(land tax provisional equalization and reorganization)

from 1869 to 1882 several unsuccessful bills

1884 Report on “*Cadastre and land tax equalization*”
presented to the Parliament by Mr. Messedaglia mp

Law n.3682 on the 1st of March 1886
(also known as “Messedaglia Law”)

**SET UP OF THE
ITALIAN LAND CADASTRE**



Art. 1 (*Purposes*)

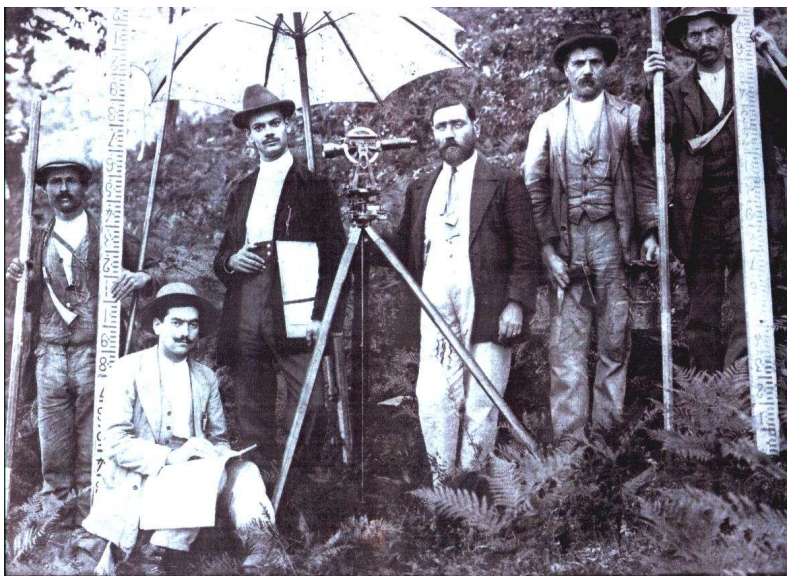
The State will arrange for the creation, in all the Kingdom, of an *homogeneous, geometric and parcel based* Cadastre, by *measurements and assessment*, in order to:

- ***register the land properties and their changes***
- ***equalize land taxation***

Art. 2 (*Cadastral objects and their representation*)

The measurements will regard the *shape* and the *size* of all the cadastral parcels in order to represent them on *cadastral maps linked to reference (trig) points ...*

THE EFFORT REQUIRED TO COMPLETE THE ITALIAN LAND CADASTRE



Cadastral surveyors at work

The cadastral works necessary to complete the Land Cadastre for all the national territory required about 70 years (conclusion in 1956), more than the 20 years supposed at the beginning.

CADASTRAL SURVEYING TECHNIQUES ALWAYS ABREAST OF THE TIMES

In the **1934** the Italian Cadastre carried out one of the first world experience in using the **aerophotogrammetric method** for the creation of cadastral maps



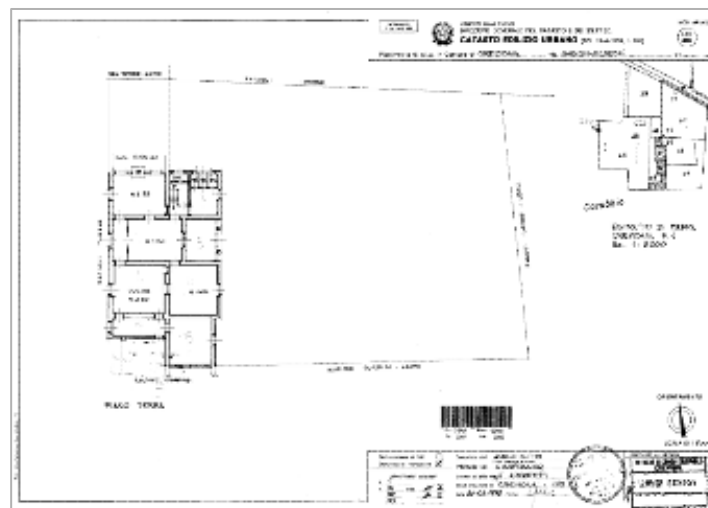
*Municipality of Campagnano Romano
Cadastral map (1934)*

Images from the catalogue "Un Tesoro Ritrovato" – Roma 2009

Several cadastres existing before the unification of Italy didn't distinguish “*urban units*” from “*rural units*”, causing a heavy fiscal inequality.

Although just from the first years after the Unification several laws were issued in order to solve this anomalous situation, only in the **1939** (R.D.L n. 652 on the 13th of April 1939, as afterwards amended) a geometric and detailed **URBAN BUILDINGS CADASTRE** was set up.

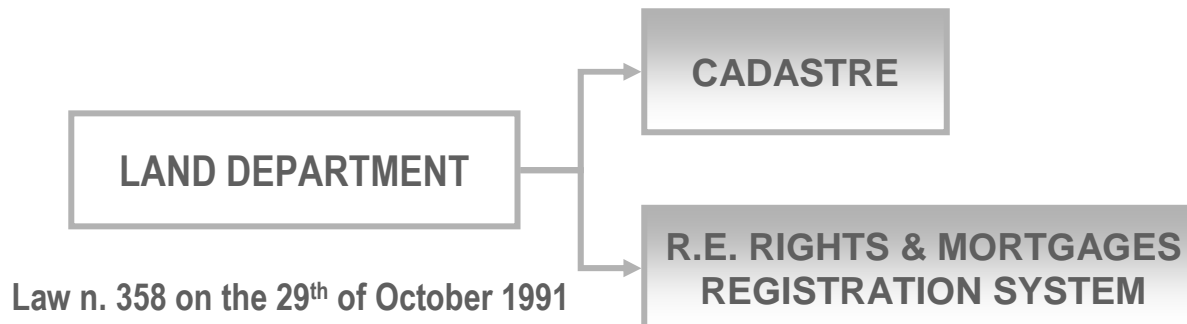
Based on **single real estate urban units**, it includes information about the **owner**, the **location**, the **typology** (permitted use), the **cadastral revenue** (for fiscal purposes), together with a detailed graphic representation (**plans**)



The national URBAN BUILDING CADASTRE was completed at the end of 1961 9

THE EVOLUTION IN THE ORGANIZATIVE MODEL AND IN THE ADMINISTRATIVE AND INSTITUTIONAL STRUCTURE WITH INCREASED COMPETENCES

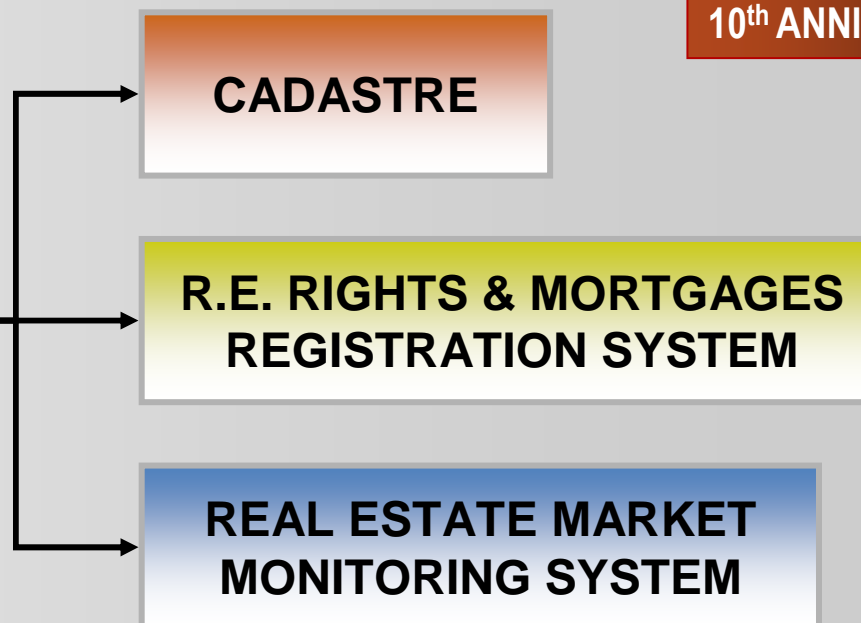
THE 70's
THE INVOLVMENT OF THE PRIVATE LICENSED SURVEYORS IN THE UPDATING PROCESS



ACTING FROM 2001



Legislative Decree n. 300 on the 30th of July 1999



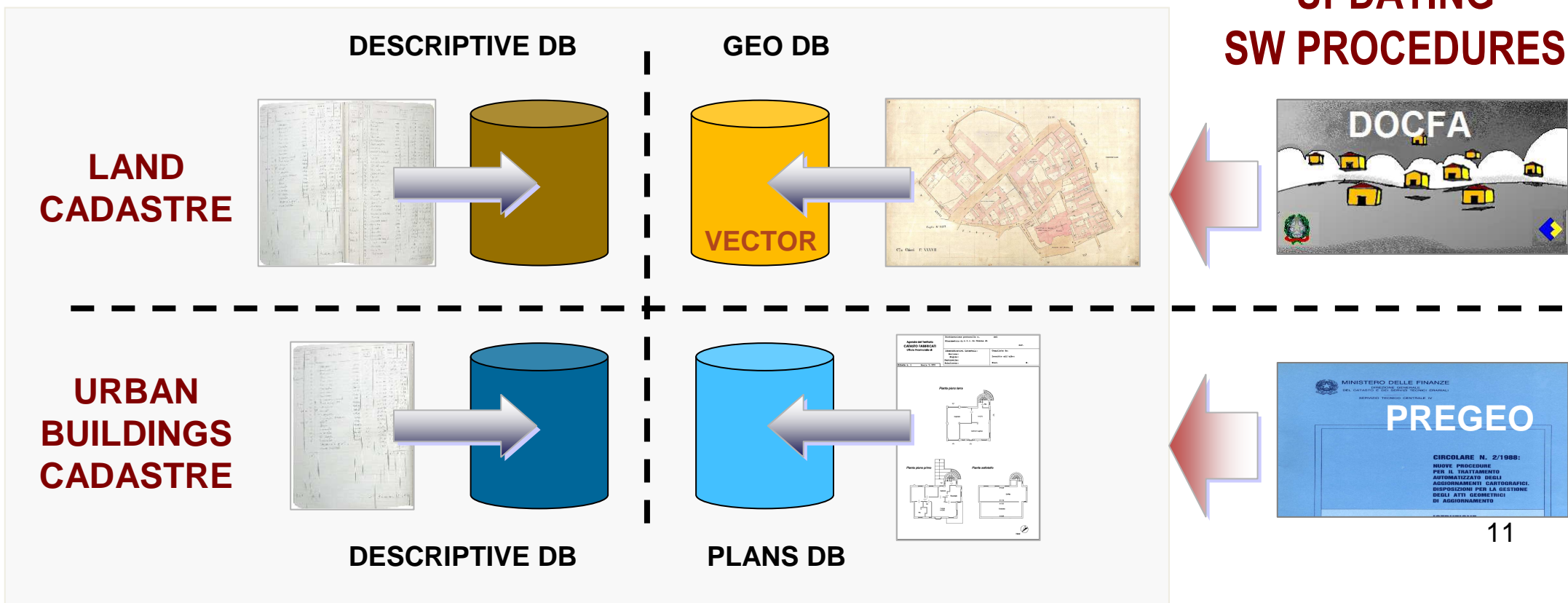
2011
10th ANNIVERSARY

10 YEAR OF TECHNICAL AND TECHNOLOGICAL SOLUTIONS

Completion of the computerization phase of all the cadastral archives.

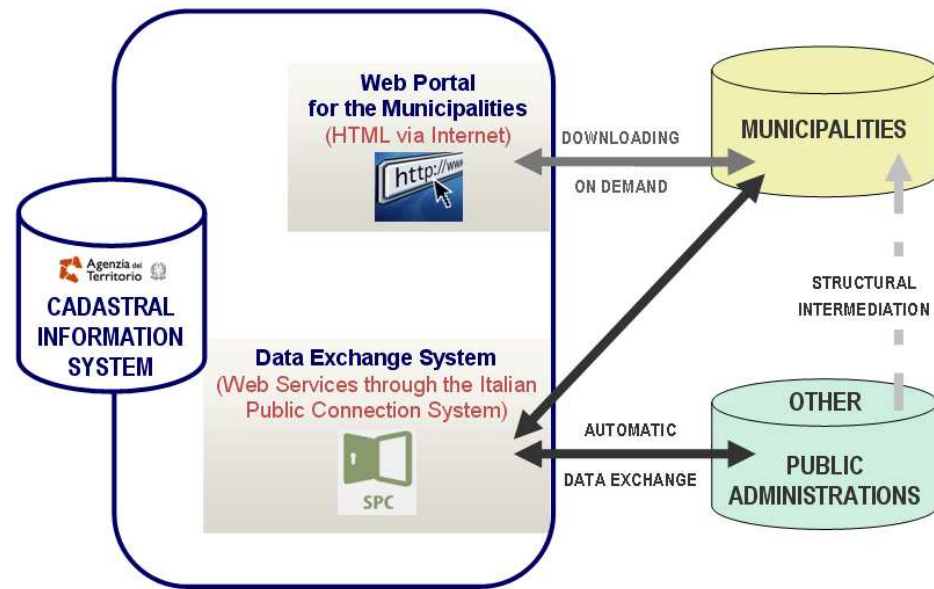
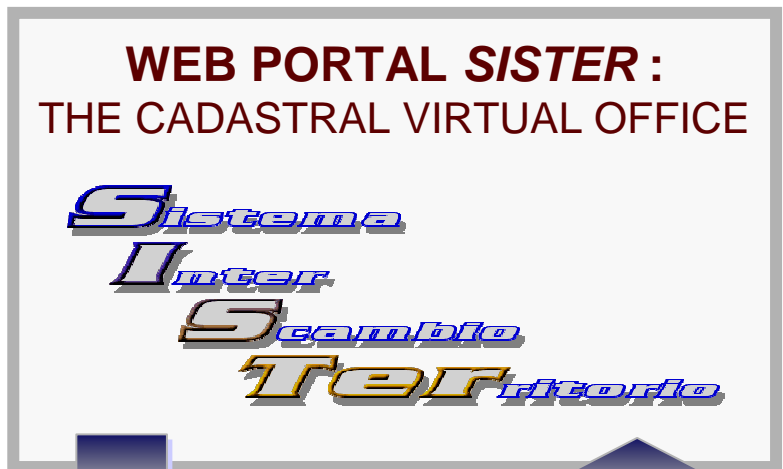
Implementation of new SW procedures for the contextual updating of several cadastral DBs, and without the human intervention (Pregeo 10).

Quality constant improvement of the cadastral data



THE CADASTRAL VIRTUAL OFFICE

Search, downloading and updating services for citizens, private professionals and Public Institutions directly through the web channel



TOWARDS A COMPREHENSIVE AND FULLY INTEGRATED LAND INFORMATION SYSTEM

CADASTRE

REAL ESTATE MARKET MONITORING SYSTEM

Risultato interrogazione: Anno 2010 - Semestre 2

Provincia: ROMA
Comune: ROMA
Fascia/zona: Centrale/BORGO (VIA DELLA CONCILIAZIONE)
Microzona catastale n.: 4
Tipologia prevalente: Abitazioni civili
Destinazione: Residenziale

Tipologia	Stato conservativo	Valore Mercato (€/mq)		Valori Locazione (€/mq x mese)	
		Min	Max	Min	Max
Abitazioni civili	NORMALE	5700	7400	L 22	28,3 L
Abitazioni di tipo economico	NORMALE	3400	4700	L 13	18 L
Box	NORMALE	4200	5400	L 22	28,3 L
Posti auto coperti	NORMALE	3200	4000	L 18	23 L
Posti auto scoperti	NORMALE	1900	2250	L 11,5	13,5 L

Opzioni Visualizzazione
 POI Pubblici POI Privati Altre Opzioni Conversioni

- Trama parti / fabbr. (visibile)
- Trama parti / fabbr. (solo bordi)
- Visibilità Comunale Visura Internet
- Metrica Comunale Aggiornamento Mappe
- Trama particellare / fabbricati

Opzioni: 100%

REAL ESTATE RIGHTS & MORTGAGES REGISTRATION SYSTEM

A FORWARD-LOOKING MODERN SYSTEM, EXPRESSION OF 150-YEAR HISTORY OF ITALIAN UNIFICATION



**THE ITALIAN CADASTRE
ALONG THE 150 YEARS
FROM THE UNIFICATION OF ITALY**

***MANY THANKS
FOR YOUR KIND ATTENTION***